



General Assembly

**Substitute Bill No. 6160**

January Session, 2013



**AN ACT REQUIRING WORKING SMOKE AND CARBON MONOXIDE  
DETECTORS IN ALL RESIDENTIAL BUILDINGS AT THE TIME TITLE  
IS TRANSFERRED.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1       Section 1. (NEW) (*Effective October 1, 2013*) (a) Prior to transferring  
2 title to any real property containing a residential building designed to  
3 be occupied by one or more families, the seller of such real property  
4 shall present to the purchaser an affidavit certifying that such  
5 residential building is equipped with smoke and carbon monoxide  
6 detection and warning equipment complying with this section. If, at  
7 the time title is transferred, such residential building is not equipped  
8 with smoke and carbon monoxide detection and warning equipment  
9 complying with this section, the purchaser may, not later than ten days  
10 after title is transferred, notify the seller of such noncompliance and  
11 such seller shall bear the reasonable cost of equipping such residential  
12 building with smoke and carbon monoxide detection and warning  
13 equipment complying with this section.

14       (b) Any smoke detection and warning equipment required pursuant  
15 to subsection (a) of this section shall be (1) capable of sensing visible or  
16 invisible smoke particles, (2) installed in a manner and location that is  
17 approved by the local fire marshal or building official and that does  
18 not exceed the standards under which such equipment was tested and

19 approved, and (3) capable of providing an alarm suitable to warn  
 20 occupants when such equipment is activated. Such equipment may be  
 21 operated using batteries, unless such equipment is installed in a  
 22 residential building for which a building permit for new occupancy  
 23 was issued on or after October 1, 1985, in which case such equipment  
 24 shall be capable of operation using alternating current and batteries.

25 (c) Any carbon monoxide detection and warning equipment  
 26 required pursuant to subsection (a) of this section shall comply with  
 27 (1) regulations adopted by the State Fire Marshal and the Codes and  
 28 Standards Committee concerning the requirements and specifications  
 29 for the installation and use of carbon monoxide detection and warning  
 30 equipment in new residential buildings designed to be occupied by  
 31 one or two families for which a building permit for new occupancy is  
 32 issued on or after October 1, 2005, including, but not limited to, the  
 33 location, power requirements and standards for such equipment, (2)  
 34 the manufacturer's instructions, and (3) the standards set forth by the  
 35 National Fire Protection Association.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2013	New section

**PS**            *Joint Favorable Subst.*

**INS**           *Joint Favorable*